



Boardwalk Completed at Riverfront Park

New boardwalk serves as amenity to enjoy nature, fishing and recreation

As improvements go, the new boardwalk at the North Charleston Riverfront Park is a whopper. Opening to the public at the end of March, this amenity provides a newfound access to the Cooper River, a major step in fulfilling a promise by the City of North Charleston to provide waterfront access for its citizens' recreation.

"The boardwalk addition completion provides a stellar improvement to the Riverfront Park," says Art Titus, Director of Operations for The Noisette Company, LLC. "It will give local residents a new venue for family activities, such as fishing, educational outings and outdoor recreation. The boardwalk provides spectacular views of the Cooper River."

Noisette built the boardwalk under a contract with the City of North Charleston. "The final product improves on the initial plan for the boardwalk," adds Titus. "This will be a major attraction for North Charleston." Due to the Cooper River breakwater, recreational fishing is expected to become a major pastime at the boardwalk, producing major catches.



The numbers for the boardwalk are impressive. It encompasses 800 linear feet of boardwalk with an eight-foot wide walkway. Providing new accessibility to the river is a roughly 5,000-square-foot observation deck. The adjoining pier to the boardwalk is 600 square feet. The entire boardwalk consists of a durable, specially treated wood.

The replacement of the old seawall is



another remarkable feature in the boardwalk project. "The old seawall was seriously deficient, broken and undermined," adds Titus. "The boardwalk project added a unique breakwater to the park, using vegetation to provide a natural edge. Broken concrete was removed, and reduced to smaller pieces for use as an inner fill for the breakwater."

Phase One of the park was its opening to the public in July 2005, and Phase Two includes the boardwalk and Charleston Naval Base Memorial.

The boardwalk's completion will be a highlight at this year's July Fourth concert with singer Lee Greenwood, as the City

will unveil the Charleston Naval Base Memorial on that day, honoring the memories of thousands of civilian and military personnel who served the US during the 95-year history of the base. ■

Green Inspiration

Oak Terrace Preserve embodies a new, sustainable neighborhood for Park Circle



A new neighborhood is emerging in historic Park Circle, inspiring architects and builders across the nation. The City of North Charleston's Oak Terrace Preserve project, the 55-acre, 374-home environmentally-conscious development is revitalizing a formerly blighted area into a sustainable neighborhood.

"Oak Terrace Preserve is unique in South Carolina," says Elias Deeb, a project manager for Noisette. "It represents a sustainable alternative for young families and retiring seniors, with homes in the \$200,000 to mid-\$300,000 price range."

The Noisette Company, LLC is supporting the City in the Oak Terrace Preserve development.

Deeb added that Oak Terrace Preserve will include 74 town homes, with approximately 300 stand-alone dwellings. Homes

at Oak Terrace Preserve will be built for Earthcraft certification, a nationally-recognized blueprint for healthy, comfortable homes that reduce utility bills and protect the environment. Created in 1999, Earthcraft House was created by the Greater Atlanta Home Builders

Association and the Southface Energy Institute.

A select group of nine builders – including Ashley River Construction, Brown's Construction, Charleston Classic Homes, The Verdi Group, Brentwood Homes, Centex

Homes, David Weekley Homes – were chosen for their commitment to quality standards, from a list of more than 100 applicants.

A revolutionary storm water management system – with bioswales filtering contaminants from storm water runoff while rejuvenating struggling creek ecosystems with pollutant-free water – plays a key role in Oak Terrace Preserve's urban design plan. More than 400 trees, including centuries-old grand oaks, have been preserved in the development.

The community is being built to an urban design approach found in traditional neighborhoods, featuring pocket parks, convenience alleyways, walking trails and gardens"

In early April, the first two residents had moved into East Dolphin Street.

Paving of streets is continuing, with completion of major traffic arteries in early May. SCE&G is currently installing an underground electrical distribution system. About 40 homes are expected to be completed, or under construction, by Summer.

In March, the *Springfield Business Journal* of Springfield, Missouri featured an article on Oak Terrace Preserve, citing the project as an inspiration for builders and architects in the Show Me State. An article in the *Charleston Regional Business Journal* quoted an official from the Urban Land Institute, who believes that Oak Terrace Preserve is unique nationwide, as an affordable, green development in an existing urban community.

"Oak Terrace Preserve is certainly an original project that is turning heads nationwide," adds Deeb.

"Oak Terrace Preserve will be at least 30 percent more efficient than a standard neighborhood development, in terms of energy savings and environmental impact, with a nominal increase in building cost. This represents a significant savings for the new homeowner in Oak Terrace Preserve." ■



More information on Oak Terrace Preserve is at www.oakterracepreservesc.com, or by calling 843-302-2100 X 722

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Upcoming Events

- April 14 – School of the Arts Show, 10 Storehouse Row
April 21 – “Navy Yard Nights” inaugural event, 10 Storehouse Row
May 2 – Knowledge at the Navy Yard Speaker Series, 10 Storehouse Row
May 2-12 – Redux Contemporary Arts Exhibit, North Charleston Arts Festival 2007
May 18 – Screening of local film “Pumpkin Brown”, 10 Storehouse Row

Local Flavor

EVO Pizza brings Neapolitan-style dishes to East Montague

To hear Ricky Hacker tell it, EVO Pizza has found a home in North Charleston. “We were always intrigued with Park Circle,” says Hacker,



co-owner of EVO with partner Matt McIntosh. “EVO Pizza was a mobile catering business since the business began in early 2005, so we wanted a permanent location.”

EVO Pizza opened at 1075 East Montague on March 6, about two months after renovation of that historic retail space in North Charleston. EVO joins a procession of new, innovative tenants to the business corridor, just months after the completion of the City of North Charleston’s streetscape improvements. The pizzeria is a full service restaurant with 50 seats, catering to locals. “We have take-out as well,” adds Hacker.

The business philosophy of EVO Pizza is based on a credo of “local first, organic when available”. Both Hacker and McIntosh exclusively buy local ingredients for their pizzas. “It’s not unusual for us to include spring onions on a pizza with shrimp, emphasizing seasonal ingredients like spinach and zucchini,” adds Hacker. “We obtain ingredients from local farmers on Johns and Wadmalaw islands, in addition to a hydroponic farm in Moncks Corner, which provides lettuce, cucumbers and tomatoes.”

EVO features Neapolitan-style pizza dishes, a departure from the commercial, chain restaurant variety prevalent in the Lowcountry. The Trifecta, with house-made sausages, and the Bianco, with fresh pesto, and Class Margherita featuring tomato sauce, fresh basil and mozzarella, are specialties of the house. The restaurant also serves beer and wine, emphasizing local brew pub products like Palmetto Ale. Salads are also an EVO special.

The wife of Hacker’s partner, Mahwish McIntosh, is co-founder of the Progressive Neighborhood Alliance, which works with local leaders on quality of life issues. The couple has lived in Park Circle for the past three and half years.

“It’s amazing to watch Matt and Ricky creating their unique dishes,” says McIntosh. “They are artisans in the truest sense of the word.”

EVO Pizza for lunch from Monday to Friday, 11 AM to 2:30 PM, and Dinner, 5 PM to 10 PM. On Saturdays, hours are 4 PM to 11 PM. The restaurant is closed Sundays.



Noisette®

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Noisette in the News

- **Noisette Creek Day** – Academic Magnet High School, along with Lowcountry Earth Force and the Noisette Company, will be hosting this 3rd annual environmental education and awareness day on Friday, May 18, 2007 from 9 AM to 3 PM. The event will take place at the Noisette Creek Preserve on what had been the Navy Golf Course. For more information, contact Anna Richardson at 843-720-8525, email arichardson@earthforce.org.
- **Officers’ Housing Historic District** – In late March, the Navy Yard at Noisette announced that the Charleston Navy Yard Officers’ Historic District had been granted a listing on the National Register of Historic Places. The district includes 24 contributing buildings on a 70-acre tract, which includes remnants of the former Chicora Park.
- **SC STRONG** – The non-profit organization held an Open House on March 17, giving local citizens a glimpse of the ongoing work renovating historic structures at the Navy Yard. Affiliated with the Delancey Street Foundation of San Francisco, SC STRONG is looking for contributions of items. For more information, call 843-554-5100. ■

Noisette Creek Preserve: The Creek Does Rise



Low Tide



High Tide

Every day, twice a day, between 5 and 6 feet of water rises and falls in Noisette Creek. This creates a unique ecosystem. Very few living things can tolerate, let alone thrive, in the extreme conditions of repeated saltwater flooding.

For more info on tides and marshes go to <http://www.dnr.sc.gov/marine/pub/seascience/dynamic.html>

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Please direct your comments and inquiries to publicaffairs@noisettesc.com, or call 843-302-2100.

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